

Application ref: 2020/0644/P
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Date: 31 March 2021

Development Management
Regeneration and Planning
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WSP Indigo
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Kentish Town Sorting Office
30 Leighton Road
London
NW5 2QE

Proposal:

Demolition of rear buildings and construction of a replacement building to the rear to be used as offices (Use Class B1)

Drawing Nos: Site location plan, P020revA, P021revA, P022revA, P023revA, P030revA, P031revA, P032revA, P035revA, P061revA, P062revA, P063revA, P070revA, P071revA, P072revA, P075revA, P100revA, P101revA, P102revA, P103revA, P105revA, P106revA, P107revA, P108revA, P109revA, P110revA, P220revA, P221revA, P222revA, P225revA, P226revA, P227revA, P228revA, P229revA, P230revA, P231revA, P232revA, Environmental Noise

Survey (Paragon) dated 07/02/2020 ref. 4566_ENS_B revB , Energy/Sustainability Plan

dated 6th February 2020 version 3 (JAW Sustainability), BREEAM 2018 Pre-Assessment

Report version 3 dated 7th February 2020, Planning and Heritage Statement (WSP Indigo),

Construction Management Plan Initial Draft (Quinn Architects and WSP Indigo), Design

and

Access Statement dated 7th Feb 2020, Cover letter from WSP Indigo dated 7th February 2020, Pilcher Hershman letter dated 28th January 2020, Planning and Heritage Statement dated February 2020

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the Postman's Office, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, P020revA, P021revA, P022revA, P023revA, P030revA, P031revA, P032revA, P035revA, P061revA, P062revA, P063revA, P070revA, P071revA, P072revA, P075revA, P100revA, P101revA, P102revA, P103revA, P105revA, P106revA, P107revA, P108revA, P109revA, P110revA, P220revA, P221revA, P222revA, P225revA, P226revA, P227revA, P228revA, P229revA, P230revA, P231revA, P232revA.

Environmental Noise Survey (Paragon) dated 07/02/2020 ref. 4566_ENS_B revB , Energy/Sustainability Plan dated 6th February 2020 version 3 (JAW Sustainability), BREEAM 2018 Pre-Assessment Report version 3 dated 7th February 2020, Planning and Heritage Statement (WSP Indigo), Construction Management Plan Initial Draft (Quinn Architects and WSP Indigo), Design and Access Statement dated 7th Feb 2020, Cover letter from WSP Indigo dated 7th February 2020, Pilcher Hershman letter dated 28th January 2020, Planning and Heritage Statement dated February 2020

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct

impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 All plant equipment and associated mitigation shall be installed in full accordance with the Environmental Noise Survey dated 07/02/2020 ref. 4566_ENS_B revB and thereafter maintained in accordance with the manufacturers' specifications.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the occupation of the development hereby permitted, the north facing first floor windows of Office 3 shall be fitted with obscure glass to a height of up to 1.7m from internal finished floor level, and fitted with window restrictors (10cm or less), and the windows shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 7 The approved cycle parking shown on the approved plans, to provide 22 long-stay and 4 short-stay secure and accessible cycle parking spaces, shall be provided in their entirety prior to the first occupation of the new extensions, and permanently retained for their designated use thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall not proceed other than in complete accordance with the measures set out in the following approved documents:

- a) Energy/Sustainability Plan dated 6th February 2020 version 3 (JAW Sustainability)
- b) BREEAM 2018 Pre-Assessment Report version 3 dated 7th February 2020

Such measures shall be permanently retained and maintained hereafter.

Reason: To ensure that the development minimises the effects of climate change and utilises appropriate climate change adaption measures. This remains in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer